

Comhairle Chontae Atha Cliath Theas

PR/0002/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0486 **Application Date:** 14-Sep-2021
Submission Type: Additional Information **Registration Date:** 03-Dec-2021

Correspondence Name and Address: D.C. Turley and Associates 2, The Crescent, Piper's Hill, Naas, Co. Kildare

Proposed Development: Conversion of attic space of three-bedroom house granted under planning permission SD20A/0182 to habitable space, creating a four-bedroom house with the inclusion of dormer window on rear elevation; all ancillary site works.

Location: 6, Glenside Villas, Old Lucan Road, Dublin 20

Applicant Name: Lar O'Callaghan Building Contractors

Application Type: Permission

(CD)

Description of Site and Surroundings

The subject site is located within the curtilage of No. 6 Glenside Villas. The site is comprised of the side garden of No. 6 Glenside Villas, which is an existing two-storey, end of terrace dwelling. Under SDCC Reg. Ref. SD20A/0182 permission was previously granted for a two storey three-bedroom dwelling on the subject site. The proposed development of this Planning Application relates to amendments to the dwelling permitted under SD20A/0182, the construction of which has yet to commence (at the time of writing this Planning Report).

The subject site is located within Palmerstown village centre which consists of a variety of residential and commercial premises. A flower shop and public house, both of which are protected structures, are located to directly adjacent to the western boundary of the site. The Old Lucan Road forms the southern boundary of the subject site, the eastern boundary is comprised of No. 6 Glenside Villas, the western boundary directly adjoins a number of properties on Chapel Lane and the flower shop on the Old Lucan Road and an internal roadway and bungalows associated with Stewart's Care Hospital form the northern boundary of the subject site.

Site Visit

18th October 2021.

Site Area

Stated as 0.039 ha

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Proposal

Permission is sought for the following:

- Conversion of the attic space of the three-bedroom dwelling permitted SD20A/0182.
- Provision of a dormer extension to the rear of the dwelling permitted SD20A/0182.
- The proposed rear dormer extension will include 2 additional windows in the rear elevation.
- The proposed development will increase the number of bedrooms in the existing dwelling to 4 bedrooms.
- All ancillary site works above and below ground.

****The construction of the dwelling permitted under SD20A/0182 has not yet been commenced****

Zoning

The application site is subject to zoning objective 'VC' in the South Dublin County Development Plan 2016-2022 for which the stated objective is 'To protect, improve and provide for the future development of Village Centres.'

Consultations

Water and Drainage Services – No objection, subject to conditions.

Environment, Water and Climate Change – No objection, subject to conditions.

Submissions/Observations /Representations

Final Date for third party observations/submissions - 18th October 2021.

None received.

Relevant Planning History

The following is the relevant Planning History for the subject site and the surrounding area.

Subject Site

SD20A/0182 – No. 6 Glenside Villas, Lucan Road Old, Dublin 20.

Provision of a two storey detached house to the side of the existing house (No 6 Glenside Villas), a new entrance and all ancillary site works. **Permission Granted, subject to conditions.**

Surrounding Area

SD17A/0457 – Clarkeville Art and Flowers, Old Lucan Road, Palmerstown, Dublin 20 (Adjacent site to the west)

Alterations to existing two storey building (a Protected Structure, Ref. 420) and to the adjoining single storey building located to the rear. The works to the Protected Structure comprise extended mezzanine floor and associated storage area. The works to the building to the rear consist of proposed door to link the two buildings to each other, renovation of existing structure

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including drylining of walls internally, plastering of external walls, replacement of existing window and door to side, repair and replacement of timber roof structure including re-slating and rainwater goods to same, change of use of building to associated storage and flower arranging area and associated works. **Permission Granted, subject to conditions.**

SD14A/0199 - Stewarts Hospital, Mill Lane, Palmerstown, Dublin 20 (Adjacent site to the north).

Retention of single storey extensions to 14 no. residential centres for people with intellectual disabilities as follows: Bungalow 2 - 39sq.m. extension comprising ensuite bedroom; Bungalow 4 - 28sq.m. extension comprising ensuite bedrooms; Bungalow 6 - 28sq.m. extension comprising sitting room; Bungalow 8 - 35sq.m. extension comprising sun room; Bungalow 10 - 31sq.m. extension comprising sun room; Bungalow 11 - 31sq.m. extension comprising sun room; Bungalow 12 - 39sq.m. extension comprising sun room; Bungalow 13 - 39sq.m. extension comprising sun room; House 17 - 38sq.m. extension comprising sun room & WC; Bungalow 18 - 39sq.m. extension comprising sun room; Bungalow 20 - 39sq.m. extension comprising sun room; Bungalow 22 - 34sq.m. extension comprising sun room; Bungalow 23 - 21sq.m. extension comprising sitting room; House 24 - 36sq.m. extension comprising sun room & WC. **Retention Permission Granted, subject to conditions.**

SD08A/0038 – No. 5 Glenside Villas, Palmerstown, Dublin 20 (To the east of the subject site).
Permission sought for a Single storey and two storey extension with new chimney to rear. **Permission Granted, subject to conditions.**

SD08A/0032 - Clarkeville Art and Flowers, Old Lucan Road, Palmerstown, Dublin 20 (Adjacent site to the west)

Retention permission sought for the change of use from residential to retail of the existing first floor area (42sq.m). **Retention Permission Granted, subject to conditions.**

Relevant Enforcement History

None recorded.

Pre-Planning Consultation

None recorded.

SEA Monitoring

No significant overlap with relevant environmental layers. However, there are 2 protected structures within the vicinity of the subject site namely Clarkeville Flower Shop (RPS No. 420) and Palmerstown House Public House (RPS No. 421).

Relevant Policy of South Dublin County Council Development Plan 2016-2022

South Dublin County Council Development Plan 2016-2022

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Section 2.4.1 Residential Extensions

Policy H18 Residential Extensions

It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

Section 11.5.2 (iv) Development in Proximity to a Protected Structure

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

The design of residential extensions should accord with the South Dublin County Council House Extension Design Guide (2010) or any superseding standards.

The South Dublin County Council House Extension Design Guide (2010)

For rear extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat-roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*
- *Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

For attic conversions and dormer windows:

- *Use materials to match the existing wall of roof materials of the main house;*
- *Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch;*
- *Locate dormer windows as far back as possible from the eaves line (at least 3 tile courses);*
- *Relate dormer windows to the windows below in alignment, proportion and character;*

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- *In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house.*

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2008).

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008).

Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

Assessment

The main issues for assessment are as follows:

- Zoning
- The South Dublin County Council House Extension Design Guide (2010)
- Visual and Residential Amenity
- Impact on Protected Structures
- Services and Drainage
- Screening for Appropriate Assessment
- Screening for Environmental Impact Assessment

Zoning

The application site is subject to zoning objective 'VC' – 'To protect, improve and provide for the future development of Village Centres.' Residential development is permitted in principle subject to its accordance with the relevant provisions in the Development Plan and the other material planning considerations set out below.

The proposed development provides for the conversion of the attic into an attic room with new access stairs. The conversion is proposed as a habitable space, as such a note should be attached stating that in order to use the attic for habitable space it must comply with the Building Regulations.

The proposed development would enable the conversion of the attic providing an acceptable balance between the adaptable re-design of a house and providing accommodation that meets the

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needs of families, so that the life cycle and use of that building can continue. Overall, the proposed development would provide a good quality standard of accommodation for future residents. Therefore, the Planning Authority has no objection to the principle of the proposed development, subject to further assessment of the design and the potential for impact on the visual and residential amenity of surrounding properties.

The South Dublin County Council House Extension Design Guide (2010)

The Planning Authority notes that the proposed attic conversion and rear dormer extension generally comply with the content of the South Dublin County Council House Extension Design Guide (2010). However, some key concerns arise in relation to the design of the proposed development:

- The proposed dormer extension appears to be set back just 1 tile course from the eaves line of the dwelling. It is noted that to ensure compliance with South Dublin County Council House Extension Design Guide (2010) the proposed dormer should be set back at least 3 tile courses from the eaves line. In this regard, a slight re-design of the dormer extension is required. The Planning Authority is satisfied that this may be addressed by way of a request for additional information.
- Whilst it is acknowledged that the proposed dormer extension is located below the ridge line of the dwelling permitted SD20A//0182, it is noted that it is located just 110mm below the ridge line. The Planning Authority is concerned that, owing to the size and scale of the proposed dormer extension, it may dominate the roof profile of the dwelling. In this regard a slight re-design of the proposed dormer extension is required. The Planning Authority is satisfied that this may be addressed by way of a request for additional information.
- Having regard to the orientation of the subject site and the size and scale of the proposed dormer extension, the Planning Authority is concerned that there may be an impact on the rear amenity space and ground floor windows of No. 6 Glenside Villas in terms of overshadowing and overbearing. In this regard, a slight re-design to reduce the overall scale of the proposed dormer extension is required. The Planning Authority is satisfied that this may be addressed by way of a request for additional information.

Visual and Residential Amenity

Notwithstanding the concerns outlined in the foregoing section which can be addressed by way of a request for additional information, overall it is considered that the proposal would not be materially harmful to neighbouring residential amenity in terms of overlooking, overshadowing and overbearing.

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Impact on Protected Structures

The application site is located adjacent to the Clarkeville Flower Shop which is a protected structure (RPS No. 420) and within a short distance from Palmerstown House (RPS No. 421). Having regard to the design, nature and scale of the proposed development, the Planning Authority is satisfied that there will be no adverse impact on the adjacent Protected Structures.

Services and Drainage

Drainage and Water Services have assessed the proposal and have no objection to the proposed development, subject to the following conditions: #

- Condition no. 3 of original grant of permission on this site (SD20A/0182) shall continue to apply.
- All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.
- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
- All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura sites, it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 AA is not required.

Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Conclusion

The proposed extension to the attic and rear of the dwelling permitted under SD20A/0182 is considered to be generally acceptable in principle. However, the Planning Authority has concerns regarding the scale, massing and design of the proposed development. As such, the proposed development would require a re-design to ensure compliance with the South Dublin

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County House Extension Guide (2010) and adherence to the key principles of proper planning and sustainable development.

The Planning Authority would consider an extension to the rear of the dwelling permitted SD20A//0182, provided it can be demonstrated that it would have no adverse impact on the amenity of surrounding properties in terms of overbearing, overshadowing and overlooking. It is suggested that the scale and massing of the proposed rear dormer extension be reduced. In this regard, ADDITIONAL INFORMATION is required to ensure adherence to the key principles of proper planning and sustainable development.

Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. There are concerns in relation to the design of the proposed development. In this regard, a re-design of the proposed attic conversion and rear dormer is required to ensure adherence to the content of the South Dublin County Council House Extension Design Guide (2010) and to ensure the proposal does not impact on the residential and visual amenity of the subject site and surrounding properties. The following concerns should be addressed by any re-design of the proposed development:
 - (i) The proposed dormer extension appears to be set back just 1 tile course from the eaves line of the dwelling. It is noted that to ensure compliance with South Dublin County Council House Extension Design Guide (2010) the proposed dormer should be set back at least 3 tile courses from the eaves line.
 - (i) Owing to the size and scale of the proposed dormer extension, it may dominate the roof profile of the dwelling. In this regard a re-design of the proposed dormer extension is required to reduce the scale and massing of the proposed rear dormer.
 - (ii) A re-design to reduce the overall scale of the proposed dormer extension is required as having regard to the orientation of the subject site and the size and scale of the proposed dormer extension, the Planning Authority is concerned that there may be an impact on the rear amenity space and ground floor windows of No. 6 Glenside Villas in terms of overshadowing and overbearing impact.

Additional Information

Additional Information was requested on 11th November 2021.

Additional Information was received on 3rd December 2021.

The Additional Information received was not deemed to be of such significance that the Applicant would be required to re-advertise.

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Submissions/Observations

No submissions/observations received.

Assessment

The following additional information was received from the Applicant on 3rd December 2021:

- Cover letter dated 2nd December 2021.
- Drawing No. DCT/21/35 – General Arrangements Proposed (Further Information).

Attic Conversion and the Provision of a Rear Dormer

In assessing the proposed attic conversion and rear dormer as amended in Additional Information received on 3rd December 2021, the Planning Authority noted that:

- (i) The proposed dormer extension has been amended to achieve a set back of more than 3 No. tile courses from the eaves line of the dwelling.
- (ii) The Planning Authority notes that the size and scale of the proposed dormer extension has been reduced, with the overall width of the dormer reduced from 5.4m to 4.4m.
- (iii) The overall size and scale of the proposed dormer extension has been reduced, this is acceptable.

The Planning Authority welcome the amendment to the proposed dormer extension, increasing the setback from the eaves line to adhere to the House Extension Design Guide (2010).

Other Considerations

Development Contributions	
Building Use Type Proposed	Floor Area (sq m)
Residential Extension (Attic Conversion and Dormer Extension)	41sq.m
Previous Extension	0sq.m
Assessable Area	1sq.m

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential Extension (Attic Conversion and Dormer Extension)	41sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.039ha

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Conclusion

Having regard to the policies outlined in the South Dublin County Development Plan 2016-2022 and the South Dublin County House Extension Design Guide (2010), the Planning Authority is satisfied that the attic conversion and proposed dormer extension largely adheres to the key principles of proper planning and sustainable development, subject to conditions.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 3rd December 2021, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. External Finishes.
All external finishes shall harmonise in colour and texture with the existing dwelling.
REASON: In the interest of visual amenity.
3. Drainage.
The applicant shall ensure that the development complies with the following:
 - (i) there is complete separation of foul and surface water drainage.
 - (ii) all works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
 - (iii) all works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.
 - (iv) compliance with Condition no. 3 of original grant of permission on this site

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(SD20A/0182) is continued.

REASON: In the interests of public health and the key principles of proper planning and sustainable development.

4. Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

5. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable

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development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

6. Financial Contributions.

That arrangements be made with regard to the payment of financial contributions In respect of the overall development, as required by Condition No. 12 of Register Reference SD12A/0182., arrangements to be made prior to commencement of development.

REASON: It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce provision of services and prevent disamenity in the development.

7. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €96.39 (ninety six euros and thirty nine cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contribution shall be paid prior to commencement of development, or in such phased payments as the Planning Authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2021 - 2025.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

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NOTE: The applicant is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

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REG. REF. SD21B/0486

LOCATION: 6, Glenside Villas, Old Lucan Road, Dublin 20

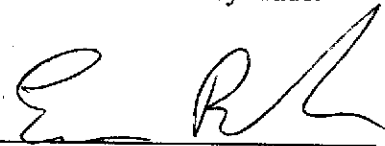


**Sarah Watson,
Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date:

6/1/22



Eoin Burke, Senior Planner